

20 Elms Avenue

Lilliput  
Poole, Dorset  
BH14 8EF



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*Asking price £2,500,000*

Located in one of Lilliput's most desirable roads, this impressive five-bedroom home has been completely transformed to offer contemporary living with space, style and flexibility. Designed with both everyday life and entertaining in mind, it combines high-quality finishes with a layout that works effortlessly for modern family needs - all just moments from Poole Harbour and the amenities of Lilliput village.

## *Summary of Accommodation*

Open-plan kitchen/dining/family room with bespoke fittings and high quality appliances

Landscaped garden with heated swimming pool and entertaining terrace

Detached garden room – ideal as a gym, studio or pool house

Versatile layout including home office/playroom and separate utility space

Positioned in a quiet, sought-after Lilliput neighbourhood

Exclusive access to private residents' meadow and lagoon views

Approved planning for garage extension and porch enclosure

Freehold | Council Tax Band G







This substantial home has been fully modernised by the current owners, creating a stylish and well-balanced layout. The ground floor is centred around a stunning, large open-plan kitchen, dining and living space—ideal for family life and entertaining. The bespoke Neptune kitchen features classic shaker-style cabinetry, an Everhot range cooker, a walk-in pantry and glass-fronted units. Natural light floods the space via oversized skylights and sliding doors opening directly onto the rear garden. A separate utility room, integrated garage, and a flexible room ideal for a home office or playroom complete the ground floor. Underfloor heating runs throughout this level.

The garden is designed for both relaxation and social gatherings, with a heated pool (complete with safety cover), a spacious patio area, and a detached garden building that can be used as a gym, pool room or studio.

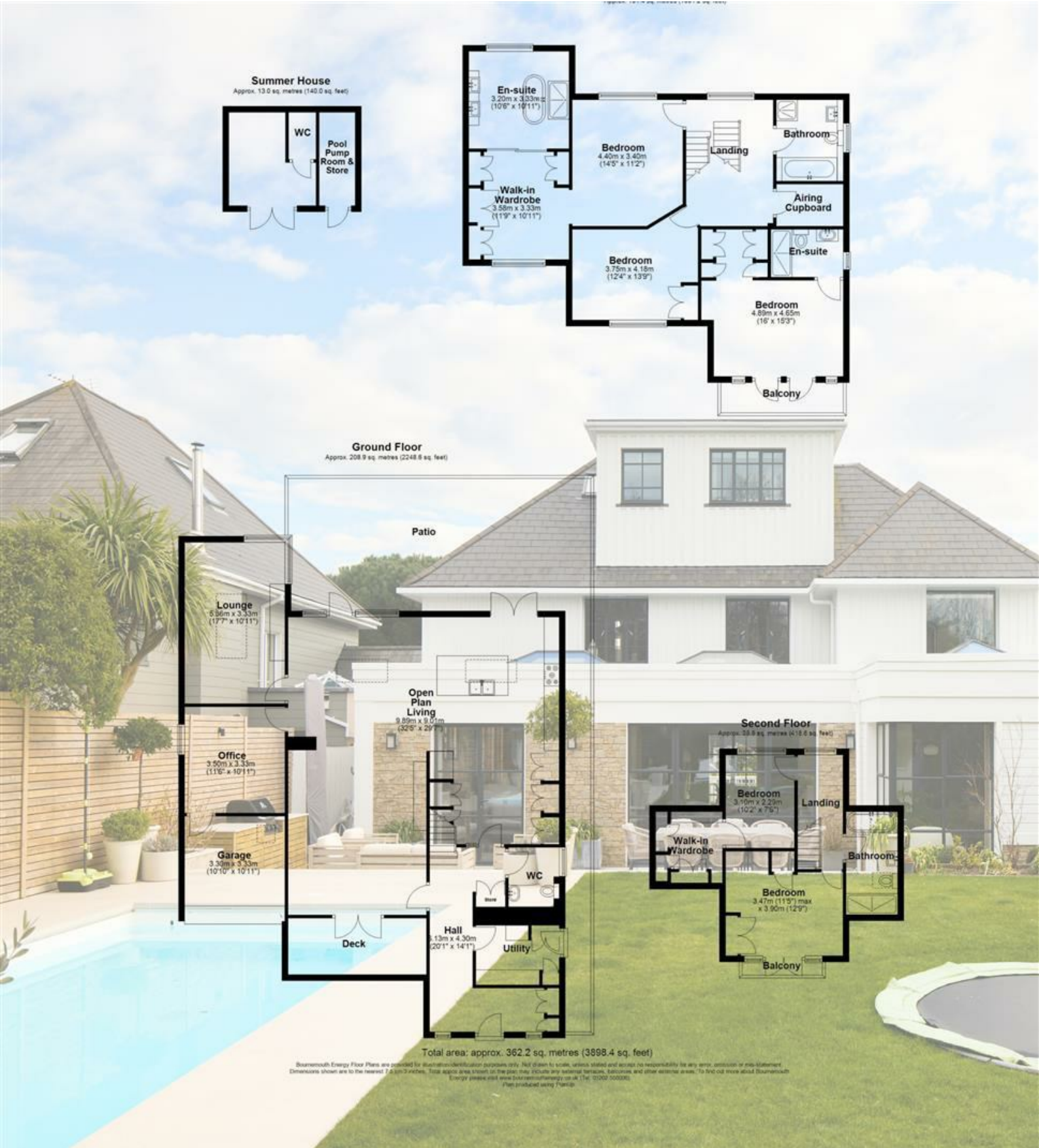
Upstairs, the impressive principal bedroom includes a walk-through dressing area and a sleek, spa-inspired en suite bathroom. Four further bedrooms, a modern family bathroom and a converted loft room provide excellent accommodation for larger families. Smartly designed storage solutions and concealed loft access maximise functionality.

This property enjoys a prime position in central Lilliput, just a short walk from the area's local shops, cafés, and restaurants. The prestigious Parkstone Yacht Club is nearby, and Poole Harbour and Sandbanks' award-winning beaches are within easy reach, offering a host of outdoor and water-based activities.

Families will appreciate the excellent local schools, while commuters benefit from strong transport links and easy access to London. With exclusive access to a private residents' meadow and peaceful lagoon views, this home offers a rare opportunity to enjoy the best of coastal living in one of Dorset's most sought-after neighbourhoods.







## Lloyds Property Group

PROPERTY NAME

20 Elms Avenue

LOCATION

BH14 8EF

TOTAL FLOOR AREA

3898.40 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*